

**Kershaw County Planning and Zoning Commission  
Regular Session Minutes – June 13, 2016, 5:30 PM  
County Council Chambers  
515 Walnut Street, Camden, SC 29020**

Members in Attendance: Richard Simmons, Gary Whitlock, Kate Denton, Claude Eichelberger, and Henry Walker

Members Absent: Curtis Blackmon and Beth Smith

Staff in Attendance: Carolyn Hammond, Michael Conley and Rhonda Darity

**Call to Order**

The Chairman, Richard Simmons, called the meeting to order at 5:30 PM.

**Approval of Minutes**

Henry Walker made a motion that the minutes of the April 18, 2016 regular meeting be approved. The motion was seconded by Kate Denton, and all voted in favor.

**Public Comments**

Two (2) speakers addressed the Commission concerning the rezoning request of 1876 McRae Road. They had concerns about traffic, street lights, home values, lot size, and road improvements. Randy Bock, applicant for the rezoning request stated that the roads will stay as is. The proposed homes will be around 1700 – 2000 square foot with a value of \$160,000.00 - \$190,000.00. Concrete driveways and irrigation will be installed. Five (5) speakers addressed the Commission on the rezoning request of 210 Sycamore Road. Paul White, property owner of this property, stated that he has 66 acres of land, but will only sell 30 – 40 acres. It will be a nice neighborhood, with nice homes. There were three (3) speakers that had concerns over lot size, increased traffic, number of homes to be built, clear cutting of the property, and binding covenants. A couple of speakers had concerns over the notification process to adjoining property owners. Randy Bock stated that he would like to build 1700 square foot homes on ½ acre lots. He stated that he would not clear cut the land, he would try to save as many trees as possible, and there would be restricted covenants.

Henry Walker recused himself from the rezoning request of 1876 McRae road and 210 Sycamore Road, due to the fact that he does work for Randy Bock.

Michael Conley, Kershaw County Senior Planner informed everyone that this was just a rezoning request. What Mr. Bock wants to do with the parcels is way down the road.

Carolyn Hammond, Kershaw County Planning and Zoning Director explained a little about site plan requirements on major subdivisions.

**Rezoning Request of Randy Bock – 1876 McRae Road from MRD-1 to R-15**

In giving his staff report, Michael Conley informed the Commission that the applicant is requesting to rezone the parcel of land from MRD-1 to R-15. If the property stays MRD-1 zoning, the minimum lot size would be 1 acre of land. If the property is allowed to be rezoned to R-15, minimum lot size would be 15,000 square feet with all utilities, however the developer will not be offering sewer so the minimum allowable lot sizes will be ½ acre. The subject parcel is contiguous to traditional single family residential (R-10) zoning. This low density residential development is in compliance with the Future Land Use Map. The proposed project meets the objectives of infill housing. Staff recommend that the Planning and Zoning Commission approve the rezoning of the property from MRD-1 to R-15. After discussing the matter, Gary Whitlock made a motion to approve the rezoning request from MRD-1 to R-15. Claude Eichelberger seconded, and all, but Kate Denton voted in favor. By a vote of 3 to 1 the request to rezone the property from MRD-1 to R-15 was approved.

**Rezoning Request of Randy Bock – 210 Sycamore Road from RD-1 to R-15**

After some discussion concerning an issue with the address of this parcel, the Chairman called for a motion to table this rezoning request. Gary Whitlock made a motion to table the request. Kate Denton seconded, and all voted in favor.

**Food Truck Ordinance**

Ms. Hammond would like for the Commissioners to look over the draft until the Commission meets next month to discuss this issue.

**Shipping Container Ordinance**

Ms. Hammond would like for the Commissioners to take a look at the draft concerning the proposed use of shipping containers in Kershaw County. The Commission will talk more about it at the next meeting.

**Adjournment**

At 6:40 PM, the Chairman called for a motion to adjourn. The motion was made by Henry Walker. Seconded by Kate Denton, and all voted in favor.

Respectfully submitted,

*Rhonda Darity*

Rhonda Darity  
Secretary